

REVISED NOTICE OF TYPE III
DEVELOPMENT REVIEW
APPLICATION, OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE & PUBLIC HEARING**

Form DS1325



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
April 30, 2010

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **May 27, 2010 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). The doors to the Public Service Center will **open between 5:45 and 7 p.m.** for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.).

Project Name: **POR HOCKINSON**

Case Number: **CUP2010-00001; PSR2010-00005; SEP2010-00012**

Location: **16108 NE 192nd Avenue**

This **REVISED**** notice sent to property owners within 1320 ft of the site-
First notice sent to owners within 500 ft

Request: The applicant is requesting conditional use and site plan approval to construct a new 150-foot cell tower, and associated ground equipment, within a 30-foot x 45-foot fenced compound on approximately 5 acres located in an R-5 zoning district.

Applicant/Contact: Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless
c/o Ed Fournier
Land Services Northwest
P.O. Box 302
Bend, OR 97709-0302
(503) 260-0350 [phone]; (206) 350-1223 [fax]
ed@landservicesnw.com

Property Owner: Apostolic Lutheran Church
16108 NE 192nd Avenue
Brush Prairie, WA 9 8606

Zoning: R-5

Comp Plan Designation: Rural

Parcel Number: 204303-000

Township: 3N **Range:** 3E **¼ of Section:** SE ¼ of Section 18

Applicable Code Sections:

40.200 (General Provisions); 40.210.020 (Rural Districts); 40.260.250 (Wireless Communications Facilities); 40.340.010 (Parking and Loading); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.030 (Type III Process); 40.520.010 (Legal Lot Determination); 40.520.030 (Conditional Use); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); Title 15 (Fire Code); and Title 14 (Buildings and Structures).

Neighborhood Contact:

Concerned Citizens of Hockinson Neighborhood Association
Jack Bremer, President
PO Box 866
Brush Prairie, WA 98606-0866

Staff Contact Person:

Planner Name: Vicki Kirsher (360) 397-2375, ext. 4178;
E-mail: vicki.kirsher@clark.wa.gov

Please email SEPA comments to:
vicki.kirsher@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor by **12 pm the day of the public hearing**.

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: February 17, 2010;
Fully Complete Date: March 10, 2010;
Hold Date: March 11, 2010 to March 18, 2010
Date of first notice: March 26, 2010
Date of second notice: **April 15, 2010**

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

SEPA Appeal Process:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner is final unless there is:

- A motion filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
<http://www.clark.wa.gov/commdev/active-landuseN.asp>
- Pre-Application Conferences and Public Land Use Hearing Agendas:
<http://www.clark.wa.gov/commdev/agendasN.asp>
- Applications and Information Handouts for each Type of Land Use Permit:
<http://www.clark.wa.gov/commdev/applicationsN.html>

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

REV	DATE	DESCRIPTION	BY
0	11MAR10	LAND USE APPLICATION	DC

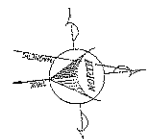
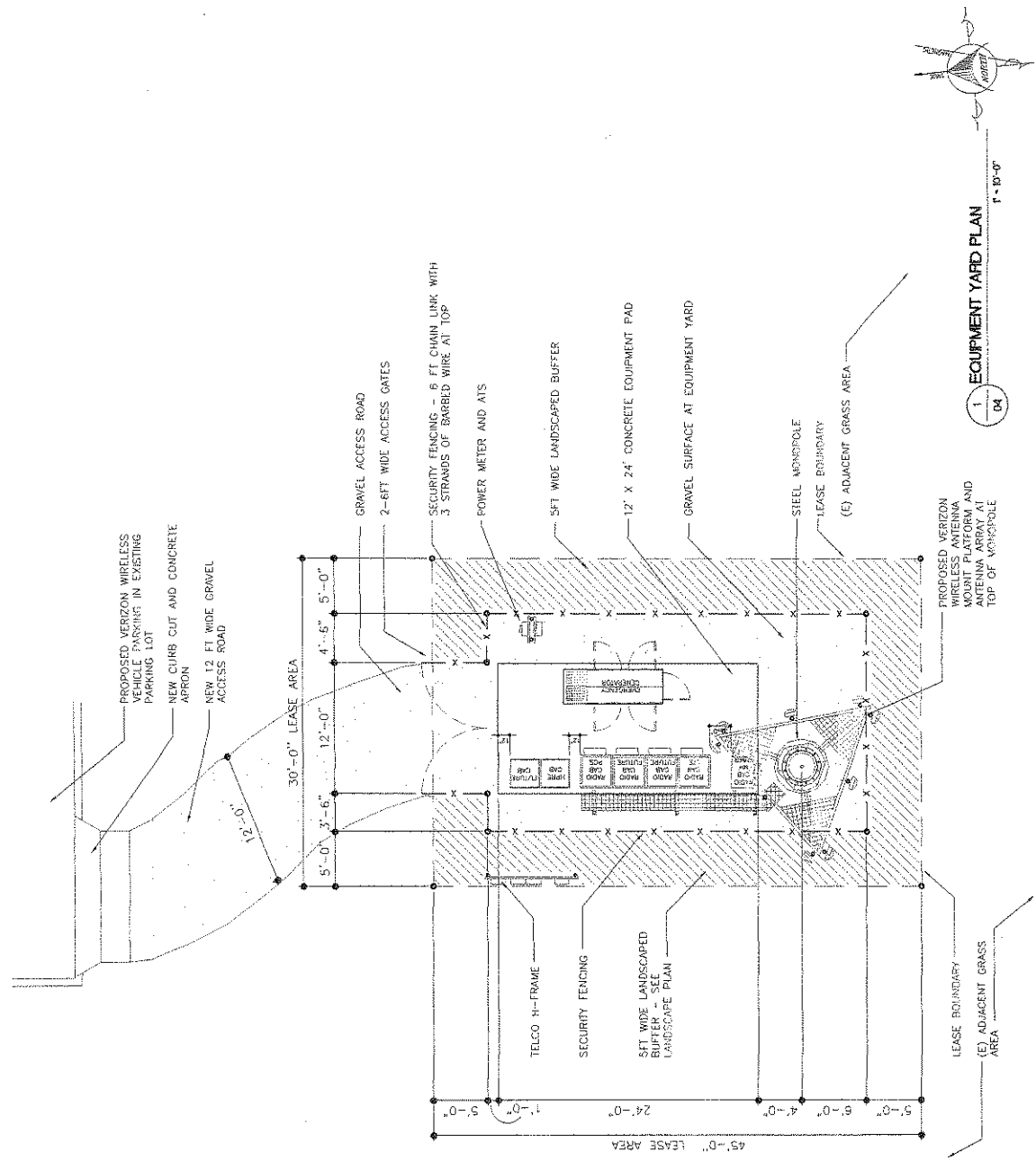
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HOCKINSON
 BRUSH PRAIRIE
 WASHINGTON
 98606
 PROJECT NUMBER 2008 315 322

Land Services Northwest
 Ed Fournier
 Project Manager
 PO Box 302
 Bend, OR 97709
 503/750-0350 Tel
 206/350-1723 e-Fax
 Ed@LandServicesNW.com

WIRELESS
 TELECOMMUNICATIONS SITE DEVELOPMENT
DOUGLAS COTTEL ARCHITECT
 1332 LAWRENCE ST. 1, EUGENE OREGON 97401
 PHONE 541 885 8796 douglascottel@comcast.net

7836
 REGISTERED ARCHITECT
 DOUGLAS COTTEL
 STATE OF WASHINGTON

DRAWING FILE
 LANDSERV\WA\LANDSERV\7836\HOCKINSON-404
 SHEET TITLE
EQUIPMENT YARD PLAN
 SHEET NUMBER
A04



1 EQUIPMENT YARD PLAN
 1" = 10'-0"

APPLICANT'S REPRESENTATIVE:

LAND SERVICES NORTHWEST
216.937 SQUARE FEET
3.028 ACRES
BRAND, OREGON 97709-0302
CONTACT: ED FOURNIER
PHONE: 503.260.0350

PROJECT AREA SIZE:

1350 SQUARE FEET

PERMITTING CONSULTANT:

LAND SERVICES NORTHWEST
PO BOX 302
SEASIDE, OREGON 97138-0302
CONTACT: ED FOURNIER
PHONE: 503.260.0350

PROPERTY OWNER:

APOSTOLIC LUTHERAN CHURCH
18108 NE 18TH AVE
SEASIDE, OREGON 97138-0808
CONTACT: ROGER CHRISTIANSON
PHONE: 503.253.1822

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT IN COMPLIANCE WITH THESE CODES.

1. 2006 INTERNATIONAL BUILDING CODE
2. 2006 INTERNATIONAL MECHANICAL CODE
3. 2006 INTERNATIONAL ELECTRICAL CODE
4. 2006 WASHINGTON STATE ENERGY CODE

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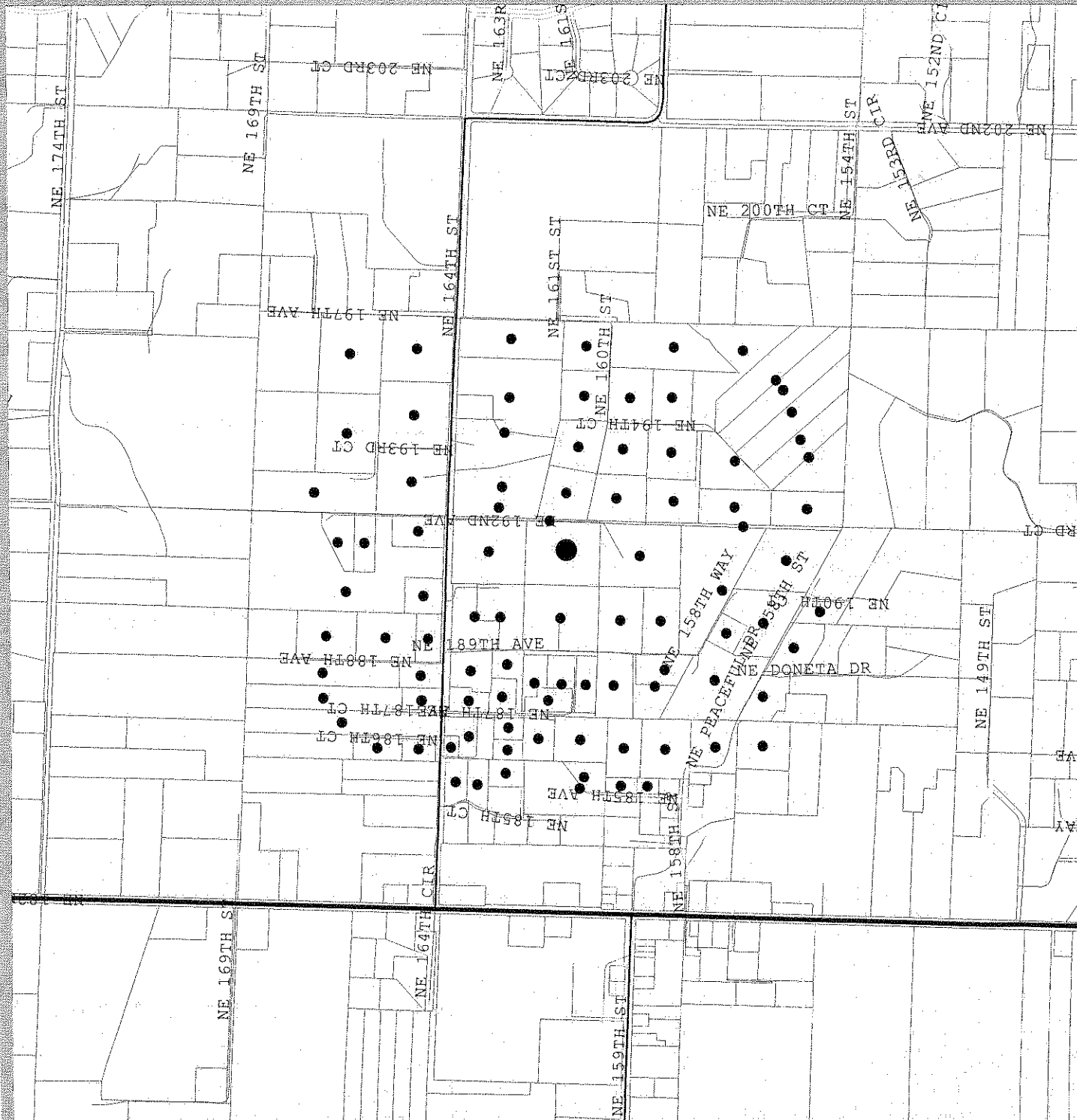
Major Roads
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State On-Ramp
Interstate
Interstate On-Ramp
Primary Arterial
Arterial
Roads
Municipal Jurisdiction
Unincorporated
Incorporated

Community Development (Development Serv

Plot Date: Apr 14, 2010

Plot Date: Apr 14,
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale)	1-6008.39)	200	0	200	400	600	800	Feet
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